

BUILDING MATERIAL MARKET INACTIVE

Price Cuts in Basic Products
Fail to Cause Dealers
to Load Up.

The building material market remains inactive, despite price cuts in basic construction products, according to a statement issued by Allen E. Beals of the Dow Service Daily Building Reports.

"Great timidity exists among dealers about loading up, as among prospective builders in taking options at the prices now ruling in a ragged building material market," says Mr. Beals. "The prospective buyer believes that if prices have dropped at all, they will continue to go lower. The dealer and the manufacturer know, on the other hand, that the weakness in building material quotations is based upon factors far removed from the immediate conditions affecting building construction."

Building Movement Near.
"The fact is that the entire building material supply situation is rampant because there exists a general feeling that a great building movement is in the making. The start is actually discernible, according to architects and others in close touch with building projects in the formative stage. Price reductions at this time merely indicate the hope of a hungry market to get the first grip on this pending new business. It represents a scramble for early orders, traditions and trade custom often being trampled under foot in the great anxiety to book the business being offered."

"In consequence, price concessions have been made. Some of these have been merely casual. Others have assumed the proportions of a general trade tendency, but whether the arrangements have been covert or on the open market, there has been a greater influence for retardation of plans than mere price. Opinion seems to place the responsibility for the building inactivity in a low price market to fear of a general building labor disturbance. While brick is selling at more than 20 per cent off the price ruling a month ago, North Carolina roofers being offered at \$2.50, against a former \$7.50 market, with wood lath dropping off two dollars a thousand; oak flooring scaled \$10 a thousand feet, to cite a few examples, not one dealer or distributor reported at the week end that he had booked any greater volume of business."

Labor Situation Retards.
"They invariably said that the great damper on building construction at this moment was not the cost of material so much as a fear of the rule of radical factions in the labor market. If it were prices there would long before this have been a big speculative buying market, but the fear of hostile labor dominance, of a universal ten-dollar day for building artisans when the official index figures showing the trend of living costs is downward rather than upward."

"Contractors say that if the building construction market is so sick that it cannot even show the effect of stimulation from almost general building material price reduction it certainly has reached the limit of wage burden it can carry for building trade artisans. Accordingly, stop orders have been issued on jobs that are paying painters over \$1 a day for a forty-four-hour week and other trades have taken the same attitude."

"There is a feeling that building investors are looking toward the master employers of the various building trades to get their wage adjustments made with dependable artisans of the type who abide by their contracts before they will place general contracts or permit subcontracts to be made. This sentiment applies with equal force to all the building crafts."

ARMATURE CONCERN WILL BUILD PLANT HERE

Building to Be Located on Southwest Corner of 1st and L Streets Northeast.

The large lot at the southwest corner of 1st and L streets northeast has been sold by Bauman & Heinemann to the Central Armature Works, Inc. It was announced today. It is understood that the new owners contemplate the erection of one of the largest armature plants south of New York.

The plans for the new building call for a two-story fireproof structure equipped with the latest machinery for the manufacture of all sizes of electric motors. The announcement of the intended establishment of a large factory by this firm in Washington has created favorable comment by business men interested in developing the industrial and commercial facilities of the National Capital. It is stated that a number of other manufacturing interests are preparing to locate in the District.

PRICES OF BUILDING MATERIALS TO STAND

H. L. B. Atkinson Sees No Appreciable Drop for Near Future. Come Down Slowly.

Demand for building materials is great and no appreciable reduction in price can be looked for in the near future. This is the opinion expressed today by H. L. B. Atkinson, manager of the industrial news bureau.

"Here prices are receding slowly, giving the producers time to adjust themselves to conditions," he points out. Mr. Atkinson's statement follows:

"The report of the United States geological survey for about 150 cities in all sections of the country shows a shortage of one and one-third times a normal year's building. The United States forest service estimates that the country lacks 450,000 houses, while other estimates reach as high as 800,000 to a million."

"The raw materials are available in abundance—lumber, clay, cement, iron, etc. In the lumber industry it is estimated that there is an excess plant capacity of 50 per cent, with probably a like excess capacity in brick, stone and cement industries, while the steel mills could easily expand their output of structural steel through a curtailment of other products."

"The principal difficulty in some places seems to be to get all the building essentials together by reason of deficient transportation facilities. It seems that the importance of building operations would warrant a system of freight priorities for building materials."

CEREMONY AT ANTIETAM.

New York Dedicates Shaft on Civil War Battlefield.

HAGERSTOWN, Md., September 18.—With many veterans of the civil war present, the sixty-foot granite shaft erected on Antietam battlefield by the state of New York in memory of the soldiers who fought with New York regiments in the battle was dedicated yesterday.

Lieut. Gen. Nelson A. Miles (retired), who commanded the New York troops, was the orator of the occasion, and Maj. Gen. John F. O'Ryan represented Gov. Smith of New York. More than 200 veterans from New York participated in the ceremonies. After a trip over the battlefield the old soldiers and other guests came to Hagerstown, where they were entertained at luncheon. A reception will be given to them at the Chamber of Commerce this evening, at which Maj. Gen. Adelbert Crinkite, representing the War Department, will speak.

SALES OF RESIDENCES, TOTAL VALUE, \$160,000

Edgar E. Clark, Head of Interstate Commission, Buys Home on Lanier Place.

Five residence properties were reported sold this week through the office of John F. Maury. The aggregate consideration approximated \$160,000. One business property was leased.

Edgar E. Clark, chairman of the Interstate Commerce Commission, purchased the residence at 1730 Lanier place from Hilleary L. Offutt, cashier of the District National Bank. This is a corner house containing ten rooms, three baths and built-in garage. It has hardwood floors, hot-water heat, gas and electricity.

A house of the bungalow type, on Northampton street between 37th street and Connecticut avenue, was sold to A. L. Cline. This property contains ten rooms and two baths and is situated in the center of a large plot of ground.

No. 11 Primrose street, Chevy Chase, Md., a colonial type residence, containing nine rooms and bath, was sold for A. W. Francis to George B. Wagner. This property is situated on a lot 75 by 125 feet.

A brick residence at the corner of Cathedral avenue and 29th street was sold to Capt. Field, United States Navy. The house contains ten rooms and three baths.

The residence at 2519 Connecticut avenue was sold to S. R. Norman by P. W. Pickford for a consideration said to be \$35,000. Details of the

transaction are given in another column, with illustration.

The property at 1014 Vermont avenue northwest has been leased by William F. Dennis to Mrs. Anne D. Hatch, and is to be occupied by the Garden Tea House, now located at the corner of 15th and K streets northwest.

VIRGINIA HOMES WANTED.

Demand Will Continue Until Cold Weather, Says Walter O'Hara.

The demand for homes in nearby Virginia suburbs will continue unabated until cold weather sets in, declares Walter O'Hara, who specializes in properties located in this section. He reports the following transactions for the week:

H. T. Clarkson purchased an eight-room home, with an acre and a quarter of ground, at 61 Columbus avenue, Clarendon, Va. The consideration was in the neighborhood of \$8,200. A six-room bungalow at Veitch station was sold to I. E. Smith for \$7,500.

Twelve acres of land improved with a five-room bungalow and garage, on Columbia pike, near Barcroft, Va., was bought by T. C. De Vall for \$6,100.

George W. Keys bought a home containing five rooms and all improvements on Whalen avenue, Aurora Heights, Clarendon. The consideration was reported to be \$4,875. Two lots at Vinsons station subdivision, Clarendon, were sold to Fred W. Clark.

MEXICANS TO TOUR U. S.

PORT ARTHUR, Tex., September 18.—Twenty-eight prominent Mexican business men and planters from Yucatan have arrived at this port from Progreso on the Mexican steamer Coahuila. The party will make an extensive tour of the United States. Several of the passengers were accompanied by their families. The Coahuila also brought 5,000 bales of sisal.

APARTMENTS Immediate Possession in FONTANET COURTS

1400 Fairmont Street N.W.
Now Selling on the Co-operative Plan



Can give immediate possession of one 5-room, one 4-room and two 3-room and bath apartments. A reasonable cash payment and small monthly payments will secure you a home here. Better see these.

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Several Groups of Individual Type Homes
Thirty-one Completed Houses. Eighteen Houses Already Sold



3715 Ingomar Street, Chevy Chase, D. C.
(Half Square West of Connecticut Avenue)

There are several other unique homes for sale in this square.

North Cleveland Park
34th and Porter Streets
(Go west on Porter street at Conn. Ave. and east on Porter street at Wisconsin Ave.)

Homes having eight rooms, tile bath, hot-water heat, handsome electric fixtures, oak floors, screened breakfast porch and sleeping porch; built-in refrigerator, open fireplace; heated fireproof garage; large lot. Convenient terms of sale.

Chevy Chase, D. C.
5334 Belt Road
(Just South of Keokuk St.)

We believe this is one of the prettiest moderate priced homes in this choice section. There are eight large rooms, besides attic and packing room. The improvements are modern and up-to-date in every respect. The view from this house is wonderful. Terms are \$1,500 cash.

Chevy Chase, Md.
30 West Irving Street
(One square north of the circle; 1 1/2 squares west of Conn. Ave.)

A charming home located in the midst of a group of towering trees. The practical design and pleasing effect of this most modern home will please a fastidious taste. There is a fireproof heated garage. The lot is unusually large.

These Houses are Open Every Day for Inspection

BOSS & PHELPS

The Home of Homes
1406 H Street N.W.

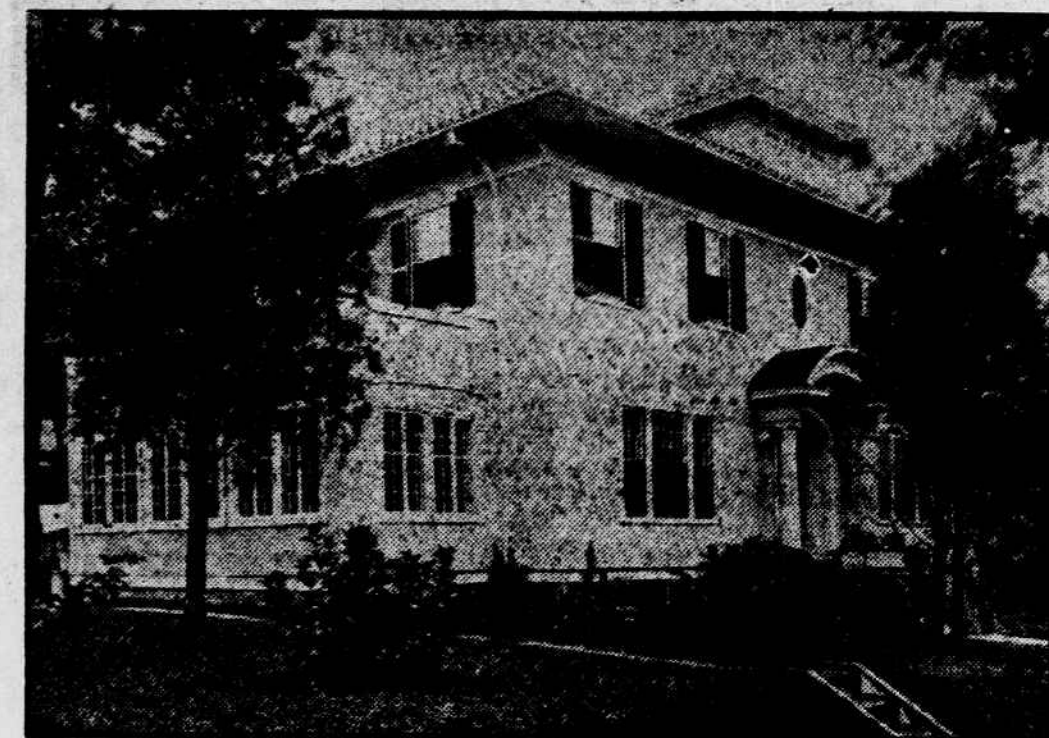
Three Exceptionally Desirable Properties in Unsurpassable Locations That are Worthy of Your Immediate Consideration

A Thorough Inspection of Them Will Convince You of Their Real Value

Unquestionably the Most Attractive
Corner Residence
In Beautiful Cleveland Park

A Very Delightful Residence of Irresistible
Appeal on Connecticut Avenue
Just North of the "Million Dollar Bridge"

A Picturesque Home of Unusual Charm
In Washington's Most Exclusive Suburb



Northeast Corner of 36th and Lowell Streets

This splendid home, which was built of pre-war material and labor by C. W. Taylor, contains 12 rooms, 4 baths and extra lavatory. It is of the center entrance hall type. Large living room, 18x21, opening onto large screened, glassed side porch. Large dining room, breakfast room, smoking room or library. Exceptionally large kitchen and pantry on first floor. Five master bedrooms and 2 bath on second floor. Servant's room and bath in attic and cellar. This home has a rubble stone foundation and Spanish red tile roof and presents a very pleasing and artistic appearance. It is beautifully adapted for entertaining, containing as it does every appointment necessary to a high-class home. Detached garage. Beautiful shrubbery.

Drive Out Sunday and See This Home
Agent on Premises From 11 A.M. to 6 P.M.



2637 Conn. Ave. "Inspection by Permit."

This splendidly built home of pre-war construction is complete in every appointment and is ideally adapted for entertaining. It is of the center entrance hall type and contains 14 large rooms and 5 baths. Hardwood floors; open fireplaces. Sleeping porch. Back stairway. Very large closets. Inside trim white and mahogany. Drawing room walls tapestried. Large heated double garage. House 38 feet wide.



Corner Exeter Road and Moorland Lane, Edgemoor, Maryland

This magnificent home, which is a wonderful example of the old English type of architecture, is situated in the center of a beautiful well-kept lawn of two acres.

It contains 16 large rooms, 4 baths, 6 open fireplaces and all modern conveniences. Double detached garage.

This delightful home is surrounded by some of the handsomest private estates in this section of the country.

Don't Fail to Inspect This Property Sunday
Agent on Premises From 11 A.M. to 6 P.M.

1731 K St. N.W.

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